



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 7
DATE:	July 28, 2021	APPLICATION: PRDP20212487
FILE:	07307005	
SUBJECT:	Riding Arena / Discretionary Use, No Variances	

APPLICATION: This application is for the construction of a Riding Arena.

GENERAL LOCATION: Located approximately 0.81 kilometres (1/2 mile) south of Highway 567 and on the west side of Range Road 285.

LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML p12.1).

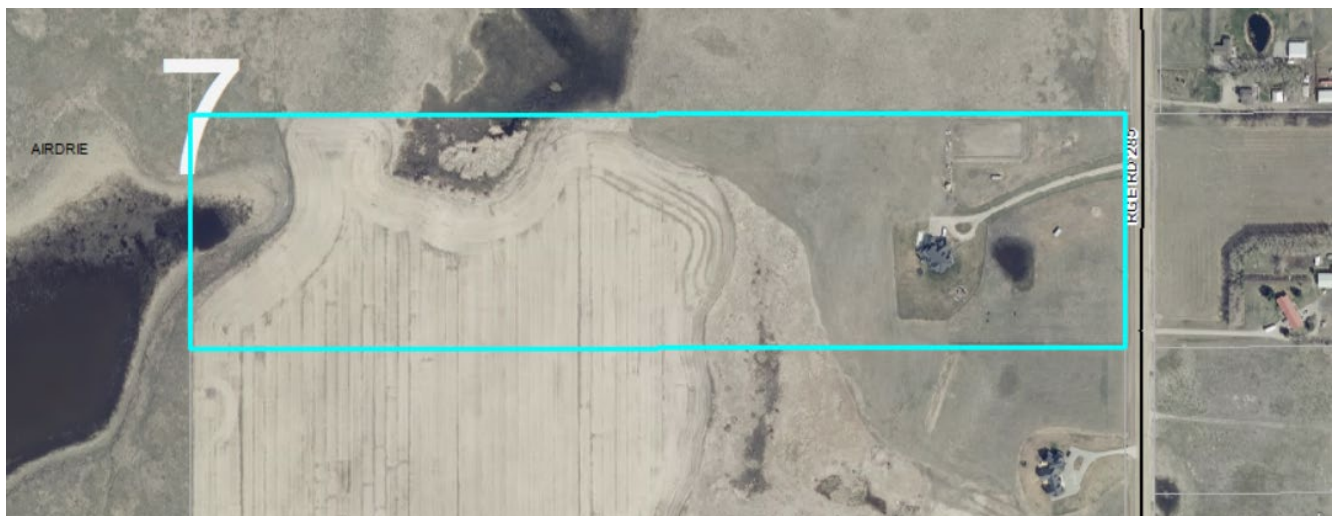
EXECUTIVE SUMMARY: This proposal is for the construction of a Riding Arena, approximately 2,683.04 sq. m (28,880.00 sq. ft.) in size and 8.48 m (27.83 ft.) in height. No teaching sessions, horse shows, or events are held on-site, as the arena is for private use only. The arena will gain access from the existing approach and will be located north of the existing dwelling. The exterior will be finished in metal cladding (colour to be determined) and have a sloped roof. As the property is 40 acres in size, there is no limit to the number of animal units (horses) permitted. The Riding Arena meets the height and setback requirements of the A-SML district.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20212487 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20212487 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sandra Khouri, Planning & Development Services

APPLICATION EVALUATION:

The application was evaluated based on the application submitted and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none">• <i>Municipal Government Act</i>;• Subdivision and Development Regulations;• Municipal Development Plan;• Airdrie Intermunicipal Development Plan;• Land Use Bylaw C-8000-2020; and• County Servicing Standards.	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• N/A
DISCRETIONARY USE: <ul style="list-style-type: none">• Riding Arena	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none">• Subdivision and Development Appeal Board

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps & Other Information

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Description:**

1. That the construction of a 2,683.04 sq. m (28,880.00 sq. ft.) Riding Arena may commence on the subject property in accordance with the submitted site plan and details of the application.

Permanent:

2. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application shall be implemented and adhered to in perpetuity.
3. That the Riding Arena shall not have any viewing areas or seating/bleacher areas.
4. That the Owner/Occupant may board horses and the boarders may ride their horses in the riding arena.
5. That this approval does not allow an Equestrian Centre on the parcel at any time.
6. That all manure shall be collected and disposed of on a continual basis.
7. That if there is an excessive build-up of manure, that manure shall be removed immediately.
8. That no liquid waste/water or solid waste from the operation shall be disposed of in any river, stream, canal, or slough.
9. That there shall be no spreading or placement of manure within 30m of a common body of water (e.g. irrigation canal, stream, creek, etc.) or 30m of water well, the application of manure should comply with Alberta's Agricultural Operation Practices Act, Standards and Administration Regulation (AR267/2001).
10. That no groundwater or surface water sources shall become polluted due to livestock operations on the subject lands, and potable water sources shall be adequately protected from any run-off, nuisance, or contaminants that have the potential to adversely impact human health.
11. That the Riding Arena shall only be used by the Owners/Occupants and non-paying guests of the parcel.
12. That this Riding Arena approval shall not allow an instructor who is hired to show an audience how to train horses where the audience has paid a fee to attend and the audience views the training from the sidelines or stands.
13. That the private riding arena shall only be used for the training, exercising, and boarding of horses. It shall not be used for horse shows, rodeos, teaching sessions, or similar events to which there is a fee to participate in, use, or attend the facilities.
14. That the Owner/Occupant may have an instructor come to the arena to instruct the owner, boarders, or non-paying guests in horsemanship and riding skills where the horse and rider are participating in the training.
15. That the Owner/Occupant shall not charge spectators a fee for entry to the facility, or for people to participate in an event in the Arena.
16. That the Riding Arena shall not be rented out to persons or groups that are not Owners or residents of the property.
17. That parking stalls shall be available onsite at all times. All parking of vehicles, including trailers, shall be limited to the parking areas. At no time shall there be parking on the County's Road Right-of-Way.



18. That all outdoor lighting shall be fully cut-off (shielded) light fixtures that direct light downward and designed to minimize light pollution, glare, and light trespass onto adjacent properties, while maintaining night-time, on-site safety, and security during evening operating hours.
19. That any garbage and waste material on-site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings. The containers shall be screened from view from all adjacent properties and public thoroughfares.
20. That the subject property shall be adequately fenced and maintained at all times when livestock is present. No livestock shall be allowed in unfenced areas.

Advisory:

21. That it is recommended that the Applicant/Owner obtain a Premises Identification number, through the Province of Alberta, if not already obtained.
22. That any Building Permit(s) / Farm Building Exemption(s) shall be obtained through Building Services if required.
23. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

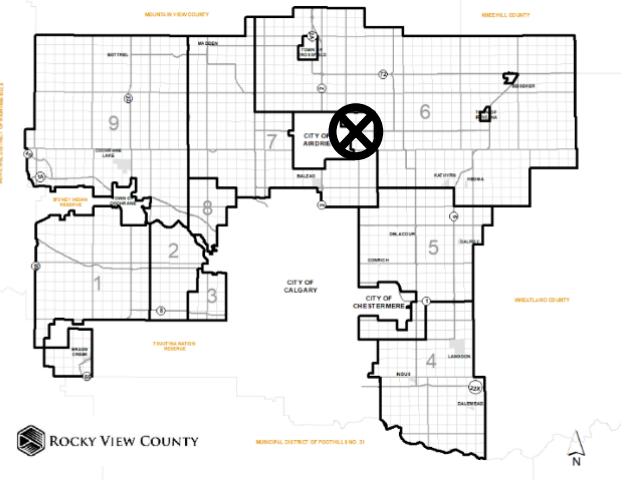
APPLICANT: Lee Snowden (Ironwood Building Corp)	OWNER: David & Michelle James
DATE APPLICATION RECEIVED: June 1, 2021	DATE DEEMED COMPLETE: June 10, 2021
GROSS AREA: ± 16.19 hectares (± 40.01 acres)	LEGAL DESCRIPTION: SE-07-27-28-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>January 21, 2014:</i> Building permit (2013-BP-25644) granted final occupancy for a single-family dwelling.	
AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



Location & Context

Development Proposal

Construction of a Riding
Arena

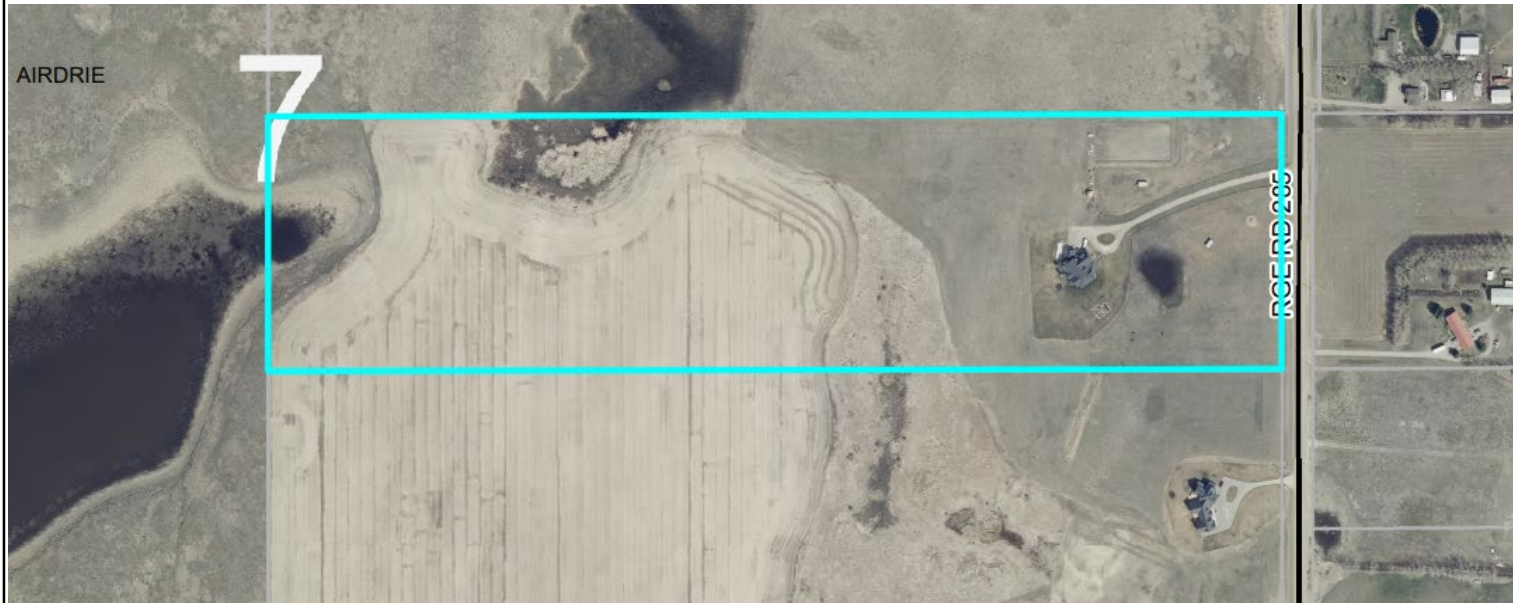


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 Printed: June 24, 2021
 Legal: Lot:1 Block:2
 Plan:1311101 within SE-07-
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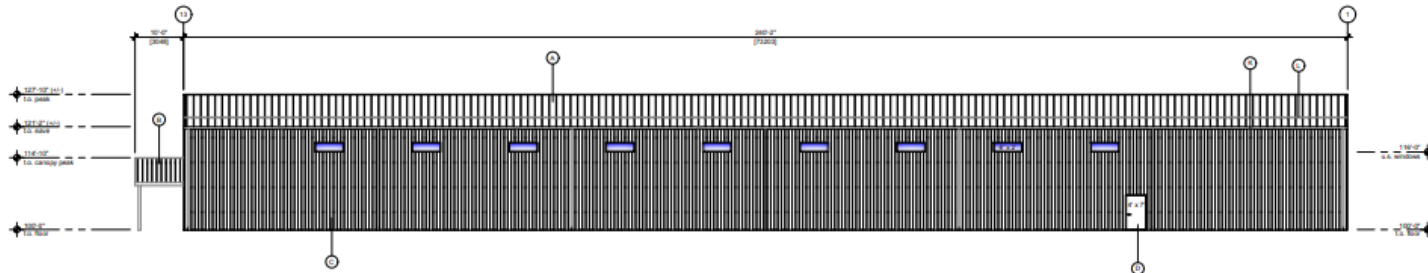


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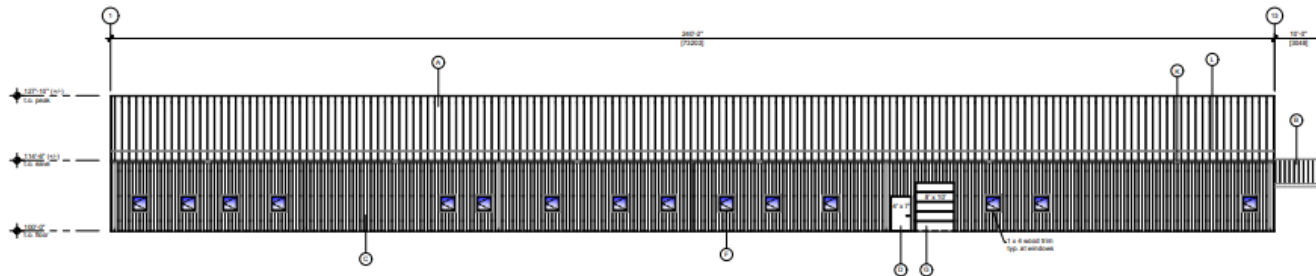
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1 ELEVATION 'A' (NORTH)
 SCALE: 3/32" = 1'-0"



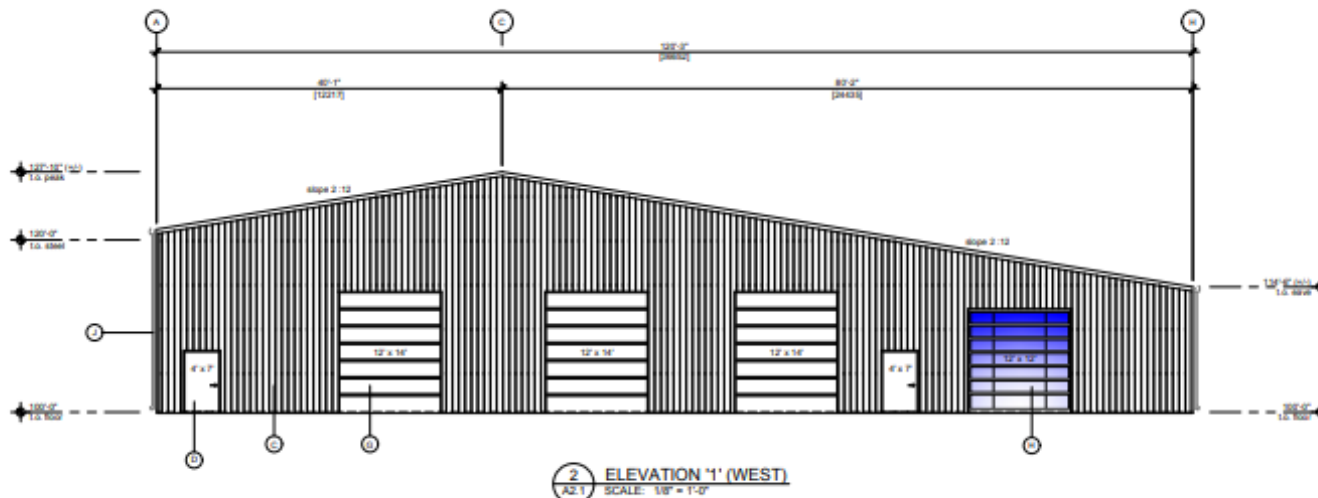
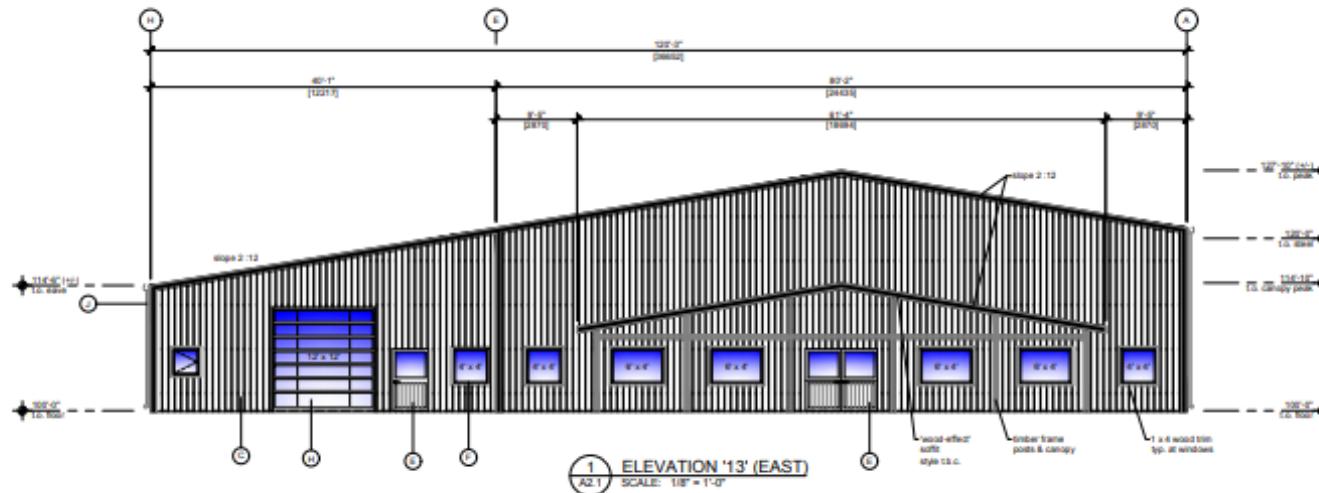
2 ELEVATION 'H' (SOUTH)
 SCALE: 3/32" = 1'-0"

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